This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1343088 DEEDWARR
11/07/2025 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20251107-0089091

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $455,000.00

Leslie H. Moss
Signature Affiant

Subscribed and sworn to before me on this the 5th Day of November 2025

Rachel Brown
Notary Public
My Commission expires 06 / 16 / 2027

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Marie Madeleine Echavia Lara
3621 Dove Creek Rd
Antioch, TN 37013

SEND TAX BILLS TO:
Marie Madeleine Echavia Lara
3621 Dove Creek Rd
Antioch, TN 37013

MAP AND PARCEL NUMBER: 150120A18100

WARRANTY DEED
25NT01505

Effective the 5th Day of November, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Marilyn D. Harris, widow, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marie Madeleine Echavia Lara, married

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Kensal Green, North, of record in Book 7900, Page 951, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office. Phillips Builders, Inc. is now

known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, said Register's Office, and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to an application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, said Register's Office.

Being the same property conveyed to Milton Harris, Jr. and wife, Marilyn D. Harris by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders as recorded 07/23/1996 in Book 10128 at Page 456 as Document 0206097. Milton Harris Jr died 04/23/2022, leaving Marilyn D. Harris as surviving tenant by the entirety.

Commonly Known As: 3621 Dove Creek Rd, Antioch, TN 37013-4941

Tax ID: 150 12 0A 181.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of November, 2025

Marilyn D. Harris by Nyasha N. Justice, her Attorney in Fact 11/05/2025 11:03 AM CST

Marilyn D. Harris by Nyasha N. Justice, Attorney-in-fact

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marilyn D. Harris by Nyasha N. Justice, Attorney-in-fact**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 11/05/2025 11:17 AM CST

Notary Public

My Commission expires: 01 / 25 / 2026

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certificate of Authenticity

I, Rachel Brown, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 5, 2025.

Rachel B

Affiant Signature

11-5-25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of November, 2025.

Kellie H Moss

Notary's Signature

My Commission Expires: May 20, 2029

Notary's Seal

